

REGULAR MEETING AGENDA

Wednesday, May 19, 2004 7:45 P.M.
Public Meeting Room 206
Darien Town Hall, 2 Renshaw Road
Darien, Connecticut

APPROVAL OF MINUTES

1. **Minutes of decisions from April 14, 2004** (seated ZBA members for these decisions were Ramsay Bell, Dick Sanford, Al Tibbetts, Gary Greene, and Jeff Williams):
 - a. 14-2004, the application of John Denson, Jr., 84 Fitch Avenue.
 - b. 21-2004, the application of Nancy C. Wilson on behalf of Sylvia Callari d/b/a BMW of Darien, 138 Ledge Road.
 - c. 24-2004, the application of Anthony Totilo, Architect, on behalf of Richard & Beverly Kelsey, 14 Partridge Lane.
 - d. 25-2004, the application of Russel C. Joffe on behalf of Stony Hill Properties LLC, 327 Hollow Tree Ridge Road.
 - e. 27-2004, the application of D. Joshua Voorhees on behalf of John S. and Kerry Lynn McCoy, 28 Shields Road.
 - f. 28-2004, the application of David & Anne Campbell, 27 Shipway Road.

PUBLIC HEARINGS

CALENDAR NO. 23-2004

The application of Darien Boat Club, Inc. on behalf of Town of Darien filed on March 17, 2004 for a variation of Section 406 of the Darien Zoning Regulations to

allow the construction of ramps and an addition to the existing deck. Section 406: 16.0 in lieu of 40.0 feet minimum required rear yard setback. The property is situated on the west side of Pear Tree Point Road approximately 700 feet south of the intersection of Crane Road and Pear Tree Point Road and is shown on Tax Assessor's Map #60 as Lots #43, 44 and 45, being 135 Pear Tree Point Road and located in an R-1 (residential) Zone.

CALENDAR NO. 26-2004

The application of Kelly & Warren Pullen filed on April 21, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story covered front porch. Section 406: 20.1 in lieu of 25.0 feet minimum required front yard setback. The property is situated on the west side of Holmes Avenue at the northwest corner formed by the intersection of Rose Lane and Holmes Avenue and is shown on Tax Assessor's Map #25 as Lot #33, being 140 Holmes Avenue and located in an R-1/5 (residential) Zone.

CALENDAR NO. 29-2004

The application of William W. Seymour & Assoc. on behalf of Robert & Catherine Sullivan filed on April 21, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story front portico addition. Section 406: 25.1 in lieu of 30.0 feet minimum required front yard setback. The property is situated on the west side of Georgian Lane approximately 65 feet north of the southwest intersection of Georgian Lane and Christie Hill Road and is shown on Tax Assessor's Map #27 as Lot #97, being 33 Georgian Lane and located in an R-1/3 (residential) Zone.

CALENDAR NO. 32-2004

The application of Laura & Roger Thompson filed on April 21, 2004 for a variation of Section 406 of the Darien Zoning Regulations to allow the construction of a one story covered front portico. Section 406: 22.0 in lieu of 40.0 feet minimum required front yard setback. The property is situated on the west side of Hoyt Street approximately 70 feet south of the intersection of Hoyt

Street and Leeds Lane and is shown on Tax Assessor's Map #3 as Lot #141, being 502 Hoyt Street and located in an R-1/2 (residential) Zone.

GENERAL MEETING

1. Discussion, deliberation and possible decisions for Public Hearing request items listed above.
2. Requested one year extension to obtain all required permits and begin on-site construction for ZBA Calendar No. 92-2003, Andrew & Ellery Malkin, 33 Dubois Street. Initial ZBA approval expires on June 18, 2004.
3. General discussion of Application Materials.
4. Any other business (requires 2/3 vote of members present and voting).